

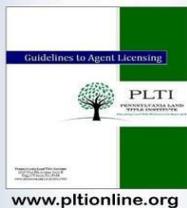


April 2019

Your Source for Education!



New eBook for
Title Agent Licensing!



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PLTA Common Ground eNews

Your Source for Title News in PA!

Join PLTA for the 98th Annual Convention!

The PLTA Annual Convention *Solving the Mysteries of Title* will be at the Hotel Hershey from June 2 through June 4. The venue, which is also known as the Sweetest Place on Earth, was honored as the 2018 “Best Historic Resort” as named by Historic Hotels of America and Historic Hotels Worldwide. This year’s convention should be one of the most exciting with an agenda filled with mysteries and surprises. Mentalist Oz Pearlman, will be making an encore appearance at the PLTA convention to help solve the *Mysteries of Title*. Oz first captivated the nation on America’s Got Talent with his unique brand of mentalism and mind reading. Oz’s unique blend of mind reading and mentalism create an interactive experience as he mingles with guests and redefining the very nature of a magic show...one that truly needs to be seen to be believed. The full [convention packet](#) is available on the PLTA website. The annual PLTA convention provides the opportunity to join your colleagues, industry leaders and vendors to stay current with title issues, your role in the changing marketplace and advances in technology. Along with education, networking and special activities, there is a lot of fun and a few surprises. The hotel block has sold out, however there are several area hotels that have space. Links are available on the [PLTA Convention page](#) on our website.

[Register online to attend!](#) Special thanks to our Case Solved Premier Sponsor: [Charles Jones, LLC!](#)

News You Can Use

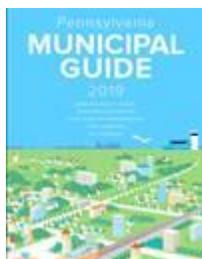
[County pledges to improve real estate security after man tries to sell house that isn't his](#)
February 27, 2019 / News WPXI

Allegheny County officials are pledging to improve security with its real estate website after a Penn Hills family said a man sharing the same name was able to change the owner's address.

[2019 Best Places to Live in Pennsylvania](#)

This guide has useful and interesting community information. / www.niche.com

Municipal Publishing, LLC is proud to present the 2019-2020 Pennsylvania Municipal Guide. Feel free to forward this link to any and all interested parties. You are also welcome to post this guide on your website and/or social media and share it with your community.



U.S. housing, consumer confidence data point to slowing economy

March 26, 2019 / Reuters

U.S. homebuilding fell more than expected in February as construction of single-family homes dropped to near a two-year low, offering more evidence of a sharp slowdown in economic activity early in the year.

Homebuilder Lennar sees better housing market as mortgage rates ease

March 27, 2019 / Reuters

Lennar Corp on Wednesday pointed to an improving housing market, as home prices moderate and mortgage rates ease following a pause in rate hikes by the U.S. Federal Reserve.

Median-Priced Homes Not Affordable For Average Wage Earners In 71 Percent Of U.S. Housing Markets

March 28, 2019 / CISION PR Newswire

Home Prices Less Affordable Than Historic Average in 49 Percent of Local Markets; 65 Percent of Markets Less Affordable Than a Year Ago

A case for reading those CC&R's!

April 3, 2019 / CNN Style

This custom-built chateau cost \$64 million -- but a court has ordered its owner to knock it down

Title Issues & Records Committee Update

Recording Issues in Delaware County: Several weeks ago, the Committee was advised that while the Delaware County Recorder of Deeds (“the Recorder”) is running a month behind in recording documents received via mail, priority is being given to “walk-ins.” The Recorder has advised that it is aware of this issue and is working to address same. Additionally, the Recorder has recently hired several employees which has helped shrink its backlog considerably. The Recorder has also informed the Committee that it hopes to have electronic recording in the near future. The Committee is hopeful that the Recorder will continue to institute changes with the goal of resolving the recording issues experienced by PLTA members. The Committee will continue to monitor the progress being made by the Recorder.

Filing Issues with the Northampton County Prothonotary: Several weeks ago, it was brought to the Committee’s attention that the Northampton Prothonotary (“the Prothonotary”) is several months behind with regards to the filing of liens. After some investigation, this appears to be an ongoing issue in Northampton County for some time. The Committee will work to begin a dialogue with the Prothonotary and will advise if there are any signs that progress is being made.

For questions, comments or concerns, please contact Interim Committee Chair Emanuel Chryssos echryssos@firstam.com or Executive Director Robin Kelsh rkelsh@plta.org.

Western Mid-Year Conference Another One for the Books!

With over 90 attendees, the PLTA Western Mid-Year Conference “The New Mysteries of Title” was held on Thursday, March 7, 2019, at the DoubleTree Downtown Pittsburgh. This year's program focused on some of the new and emerging “mysteries”

that impact the transfer of title in Pennsylvania from a panel of experts. Special thanks to all of our presenters, attendees and sponsors for making this event a great success!

Welcome Kevin Jones to the PLTA Staff!

Kevin Jones has joined the PLTA staff as our new Membership and Programming Coordinator. His first day was April 1st. He comes to PLTA & PLTI from the Boy Scouts of America, where he served as a District Executive in Delaware County. In this role he was tasked with the growth of membership and events within the local area. He has a passion for working with local communities and organizations to help them grow quality programs and membership. We are excited to have Kevin join our team! He can be reached at kjones@plta.org. Help us give him a warm welcome!

Northeastern Pennsylvania Chapter Update

The NE Chapter of the PLTA is proud to bring our members in Northeastern PA another Simulcast Seminar. This time, it's [Bankruptcy Basics](#). This seminar will take place on Tuesday, May 21 from 9:30-11:30 am at Marywood University in Scranton, PA.

Western Pennsylvania Chapter Update

At our March luncheon meeting, we tossed around ideas for having a morning or afternoon seminar this Fall, full of "All Things Western Pennsylvania." Members are asked to contribute ideas for topics they would like included or if there is a peculiarity related to closings in our neck of the woods that should be explored. Details will be shared as they develop. The underwriter agent seminars are popping up all over and we hope to see our members come out for credits, conversations and lunch.

Digging In The Dirt - Title Like a Rabbit Warren!

Last winter, my Goldendoodle girl rescued a small rabbit that was stuck in a chain link fence in our backyard, by coming to get me to pull him OUT of the fence ~ how the rabbit got IN the fence is still under debate with her brother, my other Goldendoodle! And, since his rescue, that rabbit has hung around our woodsy backyard as neither pup will chase him. They have been seen together nose-to-nose. Where he lives when not hopping happily around the yard is a mystery, having us imagine he is a member of a local warren in the woods with all its underground twists and turns. We also wonder if we will see more of his friends as Spring arrives and wakes everything up.

Reading a recent title search reminded me of navigating through a rabbit warren, so see what you think about finding your way through this one!

*Roger and Jessica acquired property in 1918; Roger died and Jessica married Peter.

*Jessica died in 1949 leaving the property to husband Peter and her daughters with Roger, Trixie and Brer, each with a 1/3 interest

*Soon Peter conveyed his 1/3 to Brer and retained a life estate for himself (Brer then owned 2/3 interest). Then, Trixie and her husband Bugs, conveyed her 1/3 to Brer so she owned 100% of the property, less the life estate to Peter.

*Brer died intestate in 1993 and Letters of Administration were granted to Miss Velvetten. Miss Velvetten, as Administratrix of Brer's Estate, conveyed a 1/3

interest in the property to Fiver and Bigwig, as tenants in common, in 1993. No mention of Peter's life estate in the inheritance tax return or inventory of Brer's Estate.

*The search shows Peter died in 1998, after Brer, and his estate was probated only for joint bank accounts he owned with his cousin, Hazel. Per Peter's estate and inheritance tax filings there was no inheritance tax paid on any real estate so likely he was living in another warren prior to Brer's death in 1993. There is also no mention of his life estate interest in the 1993 deed from Brer's estate to Fiver and Bigwig.

*Fiver and Bigwig believe they owned the property equally as tenants in common, and Fiver conveyed his half of their interest to Bigwig, who now has all of their 1/3 interest. But, Brer's Estate looks to still own 2/3 of the property and do we need to worry about inheritance tax on Peter's life interest? Is there Lapine Inheritance Tax?! Back down the rabbit hole for me!

Please send any issue, unusual, or interesting experience you would like to share to Kimberly Reed, info@plta.org.

"Owl," said Rabbit shortly, "you and I have brains. The others have fluff. If there is any thinking to be done in this Forest--and when I say thinking I mean thinking--you and I must do it."

— A.A. Milne, *The House at Pooh Corner*



Welcome New Members*

Deborah Barger
Five Star Settlement
Title Agency: 0-2 Employees

Kimberly Beren
Mercury Land Transfer
Employee of a Current Member

David Bradford
David W. Bradford Esquire
Individual Title Agent

Robert Considine
Proliant Settlement Systems
Company Affiliate

PLTA Upcoming Events

[PLTA 98th Annual Convention](#)

June 2 - 4, 2019

[The Hotel Hershey](#)

Hershey, PA

Upcoming PLTI Seminars:

[Secret Agent Man-Power of Attorney & Land Records through History](#)

Tuesday, April 23, 2019 - 9:30 AM - 12:30 PM
PLTI Office, King of Prussia, PA

Marc Demshock
LG Settlement Services, LLC
Title Agency: 0-2 Employees

Annie Etter
Barley Snyder
Title Agency: 11-19 Employees

Mark Golen
Clear to Close Settlement
Title Agency: 3-10 Employees

Janet Hammer
Real Advantage LLC
Individual Title Agent

Lauren Incollingo
Individual Title Agent

Vena LaFontano
Haverford Abstract LLC
Title Agency: 0-2 Employees

Becky Sherry
The Closing Specialists
Title Agency: 3-10 Employees

Rebecca Sherry
CloSure Settlement, LLC
Title Agency: 3-10 Employees

David Thurston
Crown Title Corporation
Title Agency: 3-10 Employees

**Subject to PLTA Executive Committee approval*

Did You Know? PLTA has a "**Find a PLTA Member Title Agent Search**" In an effort to get and keep our members in front of homebuyers and real estate professionals, PLTA has a feature on our website called "[Find a PLTA Member Title Agent Search.](#)" Anyone searching for a title agent can search the PLTA member agent listings to find a member title agent.

PLTA Title Agent Members: in order to provide the public with your complete contact information, you may need to log into your [PLTA profile](#) and ensure your business information is available for public viewing. Some members have set their profiles to private and will need to make the following changes:

Click the "Manage Profile" link under "My Profile," under "Information and Settings" click "Edit Bio." Scroll down to your "Professional Information." To the left of "Address" click on the head-and-shoulders icon, and then select "Public (Visible to everyone)" to make your profile visible. Please do the same for your "City," "State," "Postal Code," and "Phone Number" and any information you would like visible to the

Let Us Tell You How It Will Be - Realty Transfer Tax
Wednesday, May 15, 2019 - 9:30 AM to 11:30 AM
PLTI Office, King of Prussia, PA

New Beginnings - Bankruptcy Basics
Tuesday, May 21, 2019 - 9:30 AM - 11:30 AM
PLTI Office, King of Prussia, PA
Simulcast: Marywood University, Scranton, PA

For More PLTI Seminars visit our [PLTI Calendar](#)
To take online courses visit: www.pltionline.org

public. This would also be a great time to add your company's website address to your profile, as this will provide a direct link for the homebuyer or real estate professional, straight to your website!

If you have questions about this feature or need assistance, please contact info@plta.org or call us at 610-265-5980.

- If you'd like to have additional employees at your company receive informative emails from PLTA, email info@plta.org and provide us their name and contact information, including email address.
- If you'd like to renew your PLTA membership or join PLTA, [click here](#) or call 610-265-5980
- Got News for News You Can Use? Send it to the PLTA Communications Committee at info@plta.org.

Pennsylvania Land Title Association 2018-2019 Officers

PLTA President - Danielle L. Chamberlain, CLTP

PLTA Vice President - Chuck Nowicki, CLTP, NTP

PLTA Treasurer - Lisa McEntee, Esq., CLTP

PLTA Secretary - Todd Rowe, Esq.

PLTA Immediate Past President - Frank McGovern, Esq., CLTP

Central Chapter - Lisa Peters, CLTP

Lehigh Valley Chapter - Freddy Vasta, Jr.

Northeastern Chapter - Brian Foley, CLTP

South Central Chapter - Stacey Trimmer

South Eastern Chapter - Diana T. Sabol, CLTP

Western Chapter - Deb Chipman Reimer, CLTP

Contact Us:

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Toll Free: 800-545-7584
F. 610-265-5998

Email: info@plta.org

PLTA website: www.plta.org

PLTI website: www.plti.org

Connect with PLTA on Social Media:



PLTA Committees

Interested in joining a committee?
Visit www.plta.org to learn more.

Strategic Planning Committee Meeting
April 5, 2019 @ 3:00 PM

Bylaw Committee Meeting
April 5, 2019 @ 10:00 AM

Executive Committee Meeting
April 10, 2019 @ 10:00 AM

Convention Committee Meeting
April 16, 2019 @ 10:00 AM

Education Committee Meeting
April 17, 2019 @ 10:00 AM

PLTA Quick Links

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